

Abridged

TELECOMMUNICATION AND BUILDING ACCESS LICENSE
NEW CO-OWNERSHIP BUILDINGS

This license ("**License**") is made as of the date last signed by both parties below (the "**Effective Date**").

In consideration of the mutual rights and obligations herein expressed and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged), Bell Canada and Les Développements Dubelle Opus IV Ltée (the "**Promoter**") agree as follows:

1. Promoter hereby grants to Bell Canada and any Affiliates of BCE Inc. ("**Affiliates**" as defined in the *Canada Business Corporations Act*, as amended from time to time) including, without limitation, those for whom Bell Canada is responsible in law (hereinafter, collectively referred to as "**Bell**") at no cost or charge to Bell, a non-exclusive right and license to:
 - i. enter on and gain access in, over or under the multi-unit dwelling building to be constructed by the Promoter as more specifically described in Schedule "A" (the "**Building**") and the common elements and other common areas of the Building, including, without limitation, access to and use of, one or more rooms or other segregated spaces in, on, over or under the Building (the "**Equipment Space(s)**") for the purposes of: (a) making available and providing telecommunications and other communication services subject to CRTC (as defined below) rulings from time to time, (collectively the "**Bell Services**") to the owners, tenants, invitees, residents or prospective purchasers of the Building (collectively, the "**Occupant(s)**"); and (b) exercising non-exclusive marketing and advertising rights in accordance with the terms and conditions of the Non-Exclusive Marketing Agreement – New Condominium Buildings dated January 16th 2014 (the "**Marketing Agreement**");
 - ii. use, construct, install, test, operate, maintain, repair, service, upgrade, modify, remove and replace the Equipment in, on, over or under the Building (including, without limitation, installation of the Equipment for marketing demonstrations of Bell Services). For the purpose hereof, "**Equipment**" (as also described in Schedule B) includes but is not limited to any hardware, wire, cabling, infrastructure or otherwise (excluding conduit), which is necessary and incidental to enable, deliver and demonstrate Bell Services to Occupants. Nothing herein limits Bell's ability to change, alter or replace the Equipment with new and/or different equipment necessary to provide the Bell Services; and
 - iii. in the event closed-circuit security television cameras and/or other video equipment (e.g., amplifiers, splitters)(collectively, the "**CCTV**") exists in the Building, access and to use the signal feed from such CCTV's for the purpose of injecting such feed into the Bell Services. Promoter acknowledges that Bell makes no representation or warranty in connection with access to the CCTV or use, content or quality of the signal feed.

Nothing herein shall be construed or interpreted as granting Bell any exclusive access rights or access privileges in or to the Building to the exclusion of any other third parties.

2. Promoter acknowledges that Bell shall also have access to a path and/or conduit along, over, under or on the property, from the property line to the Building (the "**Conduit**"), and in or through the Equipment Space(s). If Bell determines that a fibre optic cable or Equipment must be installed to the Conduit, the Building and/or the Equipment Space(s), Bell may install, maintain, and upgrade any Equipment within the Conduit. The parties shall agree in advance (both acting reasonably) upon a plan of installation, upgrade or maintenance of the Equipment within the Conduit.
3. Except in the case of emergencies, all rights of access granted and uses permitted herein shall be available to Bell during normal service hours, three-hundred and sixty-five (365) days per year subject to Bell providing reasonable notice to the Promoter or its mandatary of its intention to enter the Building for the purposes of this License.
4. The parties shall meet the installation requirements for all the equipment to be installed by Bell (the "**Bell Equipment**") as such requirements are more specifically set forth in Schedule "B" hereto. Bell shall, at its own cost: (i) ensure that all the Bell Equipment is installed in accordance with all laws, including, without limitation, relevant fire and building code requirements in force at the time of installation, and (ii) be responsible for the provision, installation, maintenance and repair of the Bell Equipment during the Term and the Renewal Term (as such expressions are defined below), as the case may be, although each individual Occupant may incur charges (at Bell's then applicable rates) specific to such Occupant's in-suite requirements. Bell covenants to repair, at its sole expense, any direct damages to the Building or the Equipment Space where such damages are caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (the "**Covenant**"). The Bell Equipment will remain the property of Bell at all times and will not become an immovable despite any legal principle to the contrary. For greater certainty, in the event Bell Equipment is ever determined to be

immovable, the Promoter renounces to the benefit of accession with respect to Bell Equipment. Promoter agrees that it has no ownership interest whatsoever in neither the Bell Equipment nor any of Bell owned items reasonably contemplated herein and shall not make any claim to the contrary.

5. Nothing in this License limits the Promoter's right to repair any common elements of the Building; provided that where any such repair may affect the Bell Equipment, the Promoter shall: (i) provide Bell with reasonable advance written notice to request Bell to adjust and/or move the Bell Equipment before the repairs are made; and (ii) reimburse Bell for all reasonable costs Bell incurs as a result of any material relocation or adjustment.
6. Each party represents and warrants that: (1) it has full right, power and authority to enter into and perform its covenants and obligations in this License; (2) it is under no obligation, statutory, contractual or otherwise, which could prevent or interfere with the complete performance of its covenants and obligations herein; (3) it is validly organized and existing under the name indicated on this License; and (4) no building rule or by-law (as described in Chapter 3, Title 3, Book Four of the *Civil Code of Quebec*) is in force that would prevent or limit either party from: (i) entering into this License; and/or (ii) performing its obligations hereunder.
7. Bell Canada will be liable for and will indemnify and save harmless the Promoter, its directors, officers, employees, and contractors, and those for whom it is responsible in law (collectively, the "**Promoter Indemnitees**"), from and against any and all losses, suits, actions, causes of action, proceedings, damages, costs, claims and expenses (collectively, the "**Losses**") arising from physical damage to any tangible property or bodily injury, including death, to any person caused by or arising out of any negligent act, wilful misconduct or omission relating to Bell's use and occupation of the Equipment Space or the Building (including, without limitation, the Covenant set forth in Section 4 herein), provided that Bell Canada will not be required to indemnify the Promoter Indemnitees to the extent any such Losses are caused by any fault, negligent act, wilful misconduct or omission of any of the Promoter Indemnitees. The Promoter shall indemnify and save Bell harmless from any loss of or damage to the Equipment and/or Bell Equipment caused by the Promoter, its employees, mandataries or contractors or for those whom the Promoter is responsible for in law. This Section shall survive the expiration or termination of this License.
8. The term of this License is effective as of the Effective Date and shall continue to run for a period of ten (10) years from the Effective Date (the "**Term**"). The Term will be automatically extended for additional one year terms for so long as Bell Services are available to the Building (the "**Renewal Term**") on the terms and conditions herein.
9. Either party may terminate this License: (i) upon a party providing to the other party hereto with written notice of its intention not to renew this License at least one hundred and eighty (180) days prior to the expiration of the Term or Renewal Term, as the case may be, provided there are no active subscribers to Bell Services in the Building; (ii) in the event of a material breach hereof, where such breach is not cured within ninety (90) days of receipt of written notice by the other party of such breach; or (iii) immediately, in the event the other party becomes bankrupt or insolvent, becomes unable to pay its liabilities when they become due, has insolvency proceedings commenced by or against it, makes an assignment for the benefit of its creditors, takes the benefit of any statute relating to bankrupt or insolvent debtors; or where an order is made or a resolution is passed for the winding up of the other party; or a receiver, receiver and manager, interim receiver, trustee in bankruptcy or liquidator is appointed to take possession of the assets of other party; or a creditor takes steps to issue an Application for a Bankruptcy Order against the other party; bankruptcy, reorganization, assignment, petition or appointment of a trustee or such other act of insolvency of the other party. If the action of a governmental agency requires modification of Bell's Services or the terms in which they are provided which is inconsistent with the terms of this License or impairs Bell's ability to provide Bell's Services in an economical and technically practical fashion, Bell may terminate this License upon thirty (30) days' written notice to Promoter. Upon expiry or termination of this License and provided there are no further active subscribers to Bell Services in the Building (in which case Bell will retain title to the Bell Equipment), Bell shall be allowed thirty (30) days to remove the Bell Equipment, after which the Bell Equipment shall be deemed abandoned and ownership and title shall automatically transfer to the Promoter.
10. Any notice required or permitted to be given hereunder or any tender of delivery of documents may be sufficiently given by regular mail, personal delivery or by facsimile transmission to each party at the addresses listed below:

To Bell Canada:

100 Wynford Drive, Floor 3
Toronto, Ontario
M3C 4B4

To Promoter:

Les Développements Dubelle Opus IV Ltée
4770 Kent Ave #303
Montreal QC H3W1H2

Attn: Vice President of Sales and Distribution

with a copy to Bell Canada's
Legal Department

Notices shall be deemed to have been received by the Promoter or Bell, as the case may be, on (i) the fifth (5) business day after the date on which it shall have been so mailed, (ii) at the time of delivery in the case of hand delivery, (iii) the date and time of transmission in the case of facsimile, provided that such transmission was made during normal business hours, with receipts or other verifications of such transmission.

11. Where a provision of this License conflicts with a Schedule attached hereto, the provision of this License shall prevail. This License and Schedules will be governed by the laws of the Province of Quebec and the applicable laws of Canada therein, excluding any conflict of laws, rule or principle which might refer to the laws of another jurisdiction. This License shall also be subject to all applicable federal, provincial and local laws, and regulations, ruling and orders of governmental agencies, including, but not limited to, the *Telecommunications Act*, as amended, the *Broadcasting Act*, as amended or the rules and regulations of the Canadian Radio-Television and Telecommunications Commission (the "CRTC").
12. This License and the Marketing Agreement and related Schedules constitute the entire agreement of the parties and supersede all prior agreements and understandings on the subject matter hereof. Except as provided in Section 6, neither party makes any representation or warranty express or implied, statutory or otherwise to the other. If any provision of this License is found to be invalid, illegal or unenforceable, the other provisions of this License shall not be affected or impaired, and the offending provision shall automatically be modified to the least extent necessary in order to be valid, legal and enforceable.
13. Subject to the following paragraph, none of the rights and obligations stipulated herein may be assigned nor transferred by the Promoter by virtue of any proposed or actual sale, conveyance, assignment or transfer of all or part of the Building (collectively, a "Transfer") without the prior written consent of Bell. Upon any Transfer of the Building, the transferor shall cause the transferee to execute and deliver to Bell an agreement whereby the transferee agrees to assume and be bound by all the rights and obligations of the Promoter as set out herein (the "Assumption"). Failure to comply with this provision shall be deemed to constitute a material breach hereof. Upon the date that any such Assumption becomes effective, the transferor shall be immediately released from its obligations under the License in respect of the Building (save and except for any outstanding obligations arising hereunder prior to such Assumption).

Notwithstanding any provision of the present License, immediately following the publication of the declaration of co-ownership at the Land Register and the constitution of the syndicate (the "Syndicate") in connection with the Building, the Promoter must require a written Assumption from the Syndicate, under which the latter assumes all of the Promoter's rights and obligations under the present License. In this event, the Promoter must immediately send Bell written notice of the publication of the declaration of co-ownership in the Land Register, the constitution of the Syndicate, and of the Assumption. Upon the date that the Assumption becomes effective, the Promoter shall be immediately released from its obligations under the License in respect of the Building (save and except for any outstanding obligations arising hereunder prior to such Assumption).

Bell may assign the License as long as notice of such assignment is given to the Promoter.

14. The Promoter and Bell hereby agree that this License and any information provided by one party to the other party herein, including, without limitation, information relating to third parties obtained, shall remain the confidential information of the parties and neither party shall disclose such confidential information without the prior written consent of the other party, or unless disclosure of such confidential information is compelled by judicial or regulatory process or otherwise by law or if the confidential information has been made public without any action by the disclosing party. For greater certainty, this provision shall not be construed to prevent either party from disclosing any of the terms of this License to its auditors, financial and legal advisors, or as may otherwise be required by law. This section shall survive the expiry or early termination of this License.
15. The parties confirm that it is their wish that this License and all documents and agreements directly or indirectly relating thereto, including notices, be drawn up in English. Les parties reconnaissent leur volonté expresse que cette licence ainsi que tous les documents et conventions qui s'y rattachent directement ou indirectement, y compris les avis, soient rédigés en langue anglaise.

In witness whereof the parties through their duly authorized representatives have executed this License as of the Effective Date.

LES DÉVELOPPEMENTS DUBELLE OPUS IV LTEÉ

BELL CANADA

I/We have authority to bind the Corporation

I have authority to bind the Corporation

Title: President

Date: January 16th 2014

Title: Director, Field Sales

Date: Feb 18, 2014

SCHEDULE "A"

Address and Description of Building

A. Building:

This License applies to the following Building:

Building Name:

Opus Condos – Phase IV

Municipal Address:

7020 Allard, Lasalle, QC H8N 1Y7